



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: April 21, 2022

Project: Greenbrier Hills, Phase 4 (Final Plat 2022-001)

**Applicant/
Property**

Owner: Madison Land Resources, Inc.

Location: South of Ginsberg Road, East of Faulkner Road

Request Summary

This is a request for a final plat for 32 lots on 34.85 acres in the Greenbrier Hills Subdivision.



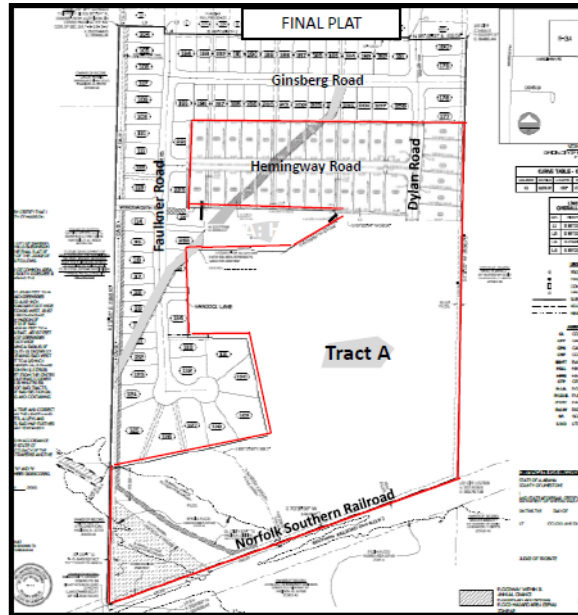
Recommendation

Motion to:

“Approve the Final Plat for Greenbrier Hills, Phase 4 (FP2022-001) with contingencies.”

Project Request

This is a request for a final plat to develop 32 lots on 34.85 acres. The smallest lot will be 8,400 square feet. The applicant proposes 1,224 linear footage of new streets that will include the extension of Hemingway Road and Dylan Road.



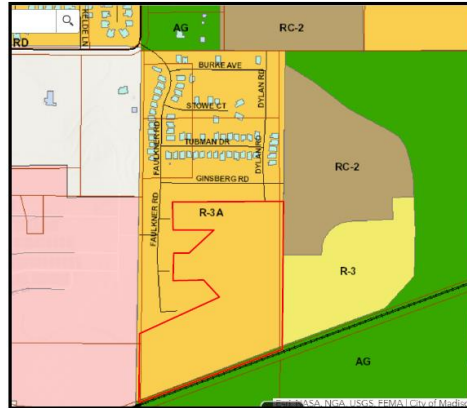
General Information

Background:

The Planning Commission approved the preliminary plat for Greenbrier Hills, Phase 4 on May 20, 2021.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	SSF (Suburban Single-Family) PNA (Parks & Natural Area)	R-3A (Single-Family Detached Residential District)	Undeveloped
North of Subject Property	SSF	R3A	Single-family subdivision
East of Subject Property	RTA	RC-2 (Residential Cluster District No. 2), R-3 (High Density Residential District)	Single-family subdivision
South of Subject Property (across Norfolk Southern Railroad)	I (Industry)	AG	Agriculture
West of Subject Property	n/a	Madison County City of Huntsville	Large rural lots Single-family



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The subject area as well as all of Greenbrier Hills Subdivision is designated with the place type SSF (Suburban Single-Family).
3. Growth Plan
The subject area as well as all of Greenbrier Hills Subdivision is within the Western Growth Area, which does not offer any recommendations specific to the subject property.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations. A vacation of easement has been submitted for a drainage easement overlaying Lots 226, 227, 228 and Hemingway Road (the easement has been removed from the subject plat). It will need to be approved prior to the plat being signed.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application.

Analysis

The proposed final plat meets all applicable regulations and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Greenbrier Hills, Phase 4/Final Plat
2. Final Plat dated and received April 13, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Greenbrier Hills, Phase 4 Final Plat

Planning Department

1. The vacation of easement must be approved before the plat is signed.
2. Include title chain in Surveyor's Certificate and description of Land Platted
3. Sheet 3: Signatures:
 - a) Huntsville Utilities
 - b) Notaries
 - c) Dedication

Engineering Department

1. Pay Sign Fee for street signs
2. Expand easement in SW corner of Tract A to include all the 1% annual chance SFHA.
3. Submit copy of ADEM permit

Fire Department

1. Correct scale on the As-Builts to be a 40 Scale.